179.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	599,200	/	599,200
USE VALUE:	599,200	/	599,200
ASSESSED:	599,200	/	599,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		LUBLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARUPS MAXINE ROSE/ETAL
Owner 2:	MURRAY PATRICIA ANN
Owner 3:	
Street 1:	9 LUBLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1940, having primarily Clapboard Exterior and 1720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4452.000	211,700		387,500	599,200
Total Card	0.102	211,700		387,500	599,200
Total Parcel	0.102	211,700		387,500	599,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.37 | /Parcel: 348.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121479
GIS Ref	
GIS Ref	
Insp Date	09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0004-0001.0

!14075!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,700	0	4,452.	387,500	599,200		Year end	12/23/2021
2021	101	FV	211,700	0	4,452.	387,500	599,200		Year End Roll	12/10/2020
2020	101	FV	211,700	0	4,452.	387,500	599,200	599,200	Year End Roll	12/18/2019
2019	101	FV	198,900	0	4,452.	382,000	580,900	580,900	Year End Roll	1/3/2019
2018	101	FV	198,900	0	4,452.	293,400	492,300	492,300	Year End Roll	12/20/2017
2017	101	FV	198,900	0	4,452.	276,800	475,700	475,700	Year End Roll	1/3/2017
2016	101	FV	198,900	0	4,452.	254,600	453,500	453,500	Year End	1/4/2016
2015	101	FV	198,900	0	4,452.	238,000	436,900	436,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:17:39

LAST REV

Date	Time
09/12/18	11:40:43
apro	

PAT ACCT. 14075

USER DEFINED

Prior Id # 1:	121479
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARUPS MAXINE	26867-97		11/29/1996		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2008	688	Re-Roof	7,203			G10	GR FY10	
2/19/2002	110	Dormers	71,000	O		G4	GR FY04	ADD 2ND FLOOR DORM

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	PH	Patrick H
1/14/2009	Measured	345	PATRIOT
3/13/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4452		Sq. Ft.	Site		0	70.	1.24	6									387,493						387,500	

Total AC/HA:	0.10220	Total SF/SM:	4452	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,493	Spl Credit		Total:	387,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.26046515
Const Adj.:	0.99989998
Adj $ / SQ:	100.827
Other Features:	79104
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287615
Depreciation:	75930
Depreciated Total:	211684

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

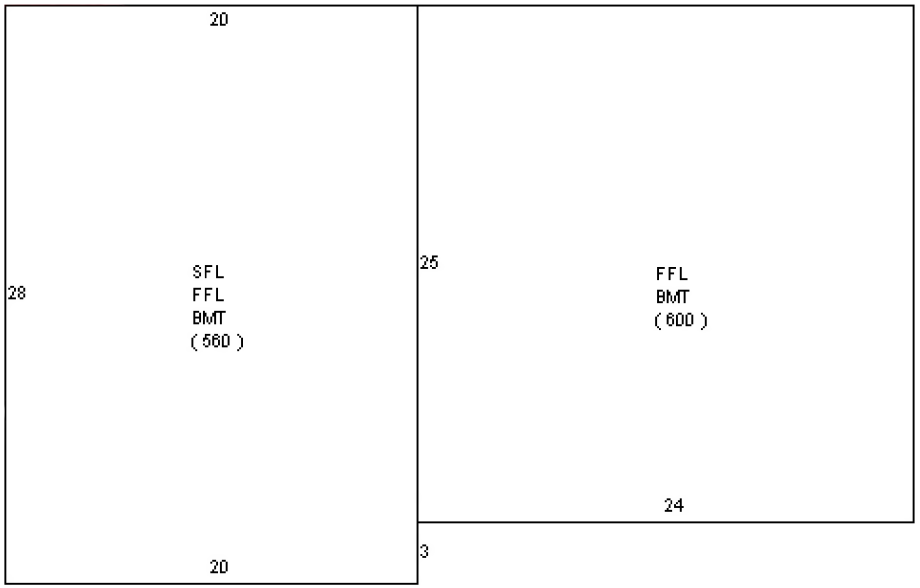
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	100.83
Special Features:	0	Val/Su Net:	73.51
Final Total:	211700	Val/Su SzAd	123.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,160	30.250	35,088
FFL	First Floor	1,160	100.830	116,959
SFL	Second Floor	560	100.830	56,463

Net Sketched Area:	2,880			Total:	208,510
Size Ad	1720	Gross Area	2880	FinArea	1720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	